

383362
**CORPORATE
 WARRANTY DEED**

For Value Received

EDWARDS FOREST INDUSTRIES, INC., an Idaho Corporation

the grantor(s), do hereby grant, bargain, sell and convey unto

JAMES H. DAVIS

the grantee(s) whose current address is

542 Frontage Rd. West, Drummond MT 59832

the following described premises, in Shoshone County Idaho:

SEE EXHIBIT A, ATTACHED

TO HAVE AND TO HOLD the said premises, with their appurtenance unto the said grantee(s) their heirs or assigns forever. And the said Grantor(s) does hereby covenant to and with the said Grantee(s), that he is the owner in fee simple of said premises; that they are free from all encumbrances

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: 5-26-98

Dorothy M. Edwards Pres
 DOROTHY M. EDWARDS

Gwen D. Edwards Sec. Pres.
 GWEN EDWARDS

STATE OF IDAHO }

COUNTY OF BENEWAH }

On this 26th day of May in the year 1998, before me, a Notary Public, personally appeared

DOROTHY M. EDWARDS and GWEN EDWARDS

known or identified to me to be the President and Secretary of the corporation that executed the within instrument, or person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Ada Louise Mann
 Notary public
 Residing at *Drummer*
 My Commission Expires *4-14-04*



383362

EXHIBIT "A"

All those portions of Government Lots 1, 2, 3, and 4, Section 15, Township 45 North, Range 5 E.B.M., Shoshone County, State of Idaho, lying North of the Chicago, Milwaukee, St Paul and Pacific railroad right of way and station grounds, excepting therefrom the described parcels:

EXCEPT beginning at a point from which the Section corners common to surveyed Sections 10, 11, 14, and 15 of Township 45 North, Range 5 E.B.M., bears North 60°45' East, 26.67 surveyor's chains; thence North 67°11' West, 3.30 chains; thence North 40° East 10 chains; thence South 67°11' East 3.30 chains; thence South 40° West 10 chains to the place of beginning.

ALSO EXCEPT a certain piece of land 100 feet by 150 feet in size, being situated in Lot 2, Section 15, Township 45 North, Range 5 E.B.M., and more particularly described as follows, to wit: Beginning at the North line of the Right of Way of the County Road, and 535 feet West of the Southwest corner of the U.S. Forest Rangers Station tract; thence due West 100 feet; thence due North 150 feet; thence due East 100 feet; thence due South 150 to the place of beginning.

ALSO EXCEPT from Government Lots 1 and 2, the following described parcel of land more fully described as follows:

All that portion of land lying south of the following described line:

Commencing at a point in county roadway which lies South 10°28' West, 755.2 feet and South 30°27' East, 52.9 feet from the Section corner common to Sections 10, 11, 14, and 15 Township 45 North, Range 5 E.B.M., thence
North 30°27' West, 52.9 feet to a point; thence
South 61°05' West 93.6 feet to a point; thence
South 61°10' West 66.6 feet to a point; thence
South 61°06' West 137.1 feet to a point; thence
South 61°05' West 59.7 feet to a point; thence
South 68°24' West 64.6 feet to a point; thence
South 69°48' West 79.1 feet to a point; thence
South 72°49' West 67.7 feet to a point; thence
South 15°25' East 17.5 feet to a point; thence

Along a radius curve of 1,153.3 feet, 124.5 feet to a tangent of South 82°40' West, thence
South 82°40' West, 96.3 feet to a point; thence
South 86°57' West, 45.2 feet to a point; thence
North 86°51'57" West, 97.51 feet to a point; thence
North 82°52'48" West, 98.52 feet to a point; thence
North 78°08'55" West, 201.41 feet to a point; thence
North 71°10'12" West, 88.0 feet to a point; thence
South 24°41'04" West, 10 feet to a point; thence
North 57°12'46" West, 113.91 feet to a point; thence
South 29°54'51" West, 18.61 feet to a point; thence Northwesterly along a tangent curve with a Delta angle of 48°48'18" with a radius of 80 feet and a length of 68.14 feet to a point; thence

North 61°43'37" West, 123.03 feet to a point; thence
North 64°15'29" West, 241.56 feet to a point; thence
North 24°14'16" East, 70.0 feet to a point; thence
North 64°15'29" West, 270.62 feet to a point; thence
North 0°34'22" East, 77.89 feet to a point; thence
North 89°25'38" West, 100 feet to a point; thence
South 0°34'22" West, 108.21 feet to a point; thence
South 39°19'45" West, to a point on the County Road, right of way.

AND EXCEPT any portion thereof lying with the plats of Central Avery Addition and East Avery Addition as recorded in Shoshone County, Idaho.

AND EXCEPT all State and County Highway and Road rights of way.

AND EXCEPT all Railroad rights of way

EXCEPT All minerals in or under said land including but not limited to metals, oil, gas, coal, stone, and mineral rights, mining rights, and easement rights or other matters relating thereto whether expressed or implied.

RECORDED
383362
First American Title Co.
Deeds
First American Title Co.
Wallace, ID
9.00

383362

FILED

'98 MAY 28 PM 2 44

MARCIA WINFIELD
SHOSHONE CITY RECORDER
BY *[Signature]* DEPUTY